

SPECIAL MEETING MINUTES

SENIOR AND DISABLED CENTER ROOF REPLACEMENT PROJECT BUILDING COMMITTEE

July 30, 2013

Town Hall Conference Room L100

- I. Call to Order – The meeting was called to order at 5:30 PM by Chairperson Castelle.
- II. Roll Call - Members present: Clarke Castelle, Chairperson; Myra Cohen, Dave Nagel, Karen Brecher and Bill Demaio. Others present: David King, Richard Kirby, and Bob Sabinsky, Kaestle Boos Associates; and Jeff Baron, Director of Administrative Services.
- III. Public Participation – None.
- IV. Approval of Prior Meeting Minutes – Mr. Nagel made a motion that the minutes of the July 16, 2013 meeting be tabled. A second to the motion was made by Mrs. Cohen. The motion passed unanimously.
- V. Hazardous Materials – Mr. Baron reported that the test results were received from EnviroMed, the Town's hygienist for the project. 47 tests were taken for the presence of lead. Lead paint was only found in "actionable levels" on the glass block white metal window casing. 63 tests were taken for asbestos. Only four were determined to be at levels greater than one per cent. The areas that tests indicated abatement was needed were on the old tar attached to the brick wall metal above the custodial room in the east wing, and in the vertical ends of the masonry glass block caulk at the west wing. Abatement will be included in the specifications. Mr. Kirby reported that the estimated cost for the abatement work was \$2,500, plus testing and monitoring costs.
- VI. Discuss and Take Action on Plans, Specifications and Budget – Kaestle Boos Associates presented and discussed their drawings and specifications. There was also a revised rendering of the new canopy. The revisions show the canopy extending to the wall over to the auditorium door, the hand rail on the left as one faces the building (with the assumption that the side the sliding door opens on will be switched from its current orientation), and less brick at the base of the Tuscan columns. The bench is not shown in the rendering but space is allowed for it under the canopy. The location of two handicapped parking places will be changed to accommodate the drive through portion of the canopy. The Committee requested that the plans be modified to call for a slope from the parking spots up to the level of the sidewalk to allow for

wheelchair accessibility. This will be included as an add alternate bid item on the bid form. The bid form also needs to include a separate item for the canopy. The plans call for heating underneath the sidewalk under the canopy. Kaestle Boos Associates also presented a cost estimate with a construction subtotal of \$689,297. Mr. Baron had presented a project budget via e-mail in advance of the meeting. Mr. Baron presented a project schedule at the meeting, based on being out to bid the week of August 14th. It calls for construction at the end of the normal roofing season, from September 30 through November 15. Canopy construction may extend beyond that date. A modification has been filed with the State Fire Marshal as the canopy will be adding to the square footage of the building.

Mr. Demaio made a motion that the Committee accept the final plans, specifications, cost estimate and project budget as presented, that the Committee refer them to the Commission on Aging and the Disabled for their review and comments, and that they also be presented to the Newington Town Council for its approval and for authorization to proceed with the construction of the project by securing competitive bids. A second to the motion was made by Mr. Nagel. The motion passed unanimously by a vote of 5 YES to 0 NO.

- VII. Any Other Business Pertinent to the Committee – Mr. Baron was directed to provide two sets of the canopy rendering to Dianne Stone at the Senior and Disabled Center. The Committee agreed to meet on September 3rd at 5:30 PM.
- VIII. Public Participation – None.
- IX. Response to Public Participation – None.
- X. Adjournment – the meeting adjourned at 6:10 PM.

Respectfully submitted,

Jeff Baron

Jeff Baron
Director of Administrative Services